

## SPRINGHEAD TERRACE, LOFTUS, TS13 4JZ



- ▲ Central Loftus location within walking distance to the marketplace
- ▲ Beautifully refurbished throughout in recent years
- ▲ Two well-proportioned bedrooms
- ▲ Stylish, modern fitted kitchen

- ▲ Bright and contemporary family bathroom
- ▲ Convenient downstairs WC
- ▲ Retains original character and charm
- ▲ Separate larger garden with decking area
- ▲ Ready to move straight into

**£130,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

**Michael Poole**  
sales | lettings | auctions



Situated on the ever-popular Springhead Terrace, this beautifully presented two-bedroom mid-terraced home offers an ideal opportunity for buyers seeking a blend of modern comfort and character in a central Loftus location. Perfectly positioned within walking distance of the marketplace and local amenities, the property is well suited to a range of buyers.

Exceptionally refurbished in recent years, the home has been thoughtfully updated to create a stylish and comfortable living space while retaining its original charm. The ground floor features a vibrant and welcoming lounge, alongside a modern fitted kitchen designed for both practicality and style. A convenient downstairs WC and separate utility room add to the home's functionality.

To the first floor, there are two well-proportioned bedrooms, both offering ample space, along with a bright and contemporary family bathroom finished to a high standard.

Externally, the property benefits from a small enclosed yard to the rear, as well as a separate larger garden area complete with decking—ideal for outdoor entertaining or relaxing.

This is a superb home in a sought-after location, ready to move straight into and enjoy.

**GROUND FLOOR**

**HALLWAY - 0.91m x 1.24m (3' x 4'1")**

**LIVING ROOM - 3.43m x 3.63m (11'3" x 11'11")**

**KITCHEN - 4.42m x 2.64m (14'6" x 8'8")**

**REAR HALLWAY - 0.91m x 0.9m (3' x 2'11")**

**LAUNDRY ROOM/UTILITY - 2.24m x 1.37m (7'4" x 4'6")**

**WC - 1.2m x 0.91m (3'11" x 3')**

**FIRST FLOOR**

**LANDING - 1.17m x 0.81m (3'10" x 2'8")**

**TO VIEW: Tel: 01287 552280**

10 Chaloner Street, Guisborough, TS14 6QD

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)



# SPRINGHEAD TERRACE, TS13 4JZ

**BEDROOM ONE - 3.15m x 3.1m (10'4" x 10'2")**

**BEDROOM TWO - 2.36m x 3.23m (7'9" x 10'7")**

**BATHROOM - 1.96m x 2.29m (6'5" x 7'6")**

Mains Utilities  
Gas Central Heating  
Mains Sewerage  
No Known Flooding Risk  
No Known Legal Obligations  
Standard Broadband & Mobile Signal  
No Known Rights of Way

**AGENTS REF:** - JS/LS/GBH2600081/23032026

**Council Tax Band:** A     **Tenure:** Freehold

**TO VIEW:** Contact our Guisborough office on  
Tel: **01287 552280**



# SPRINGHEAD TERRACE, TS13 4JZ



SPRINGHEAD TERRACE, TS13 4JZ





The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



**TO VIEW:** Contact our Guisborough Office on Tel: **01287 552280**  
10 Chaloner Street, Guisborough, TS14 6QD